

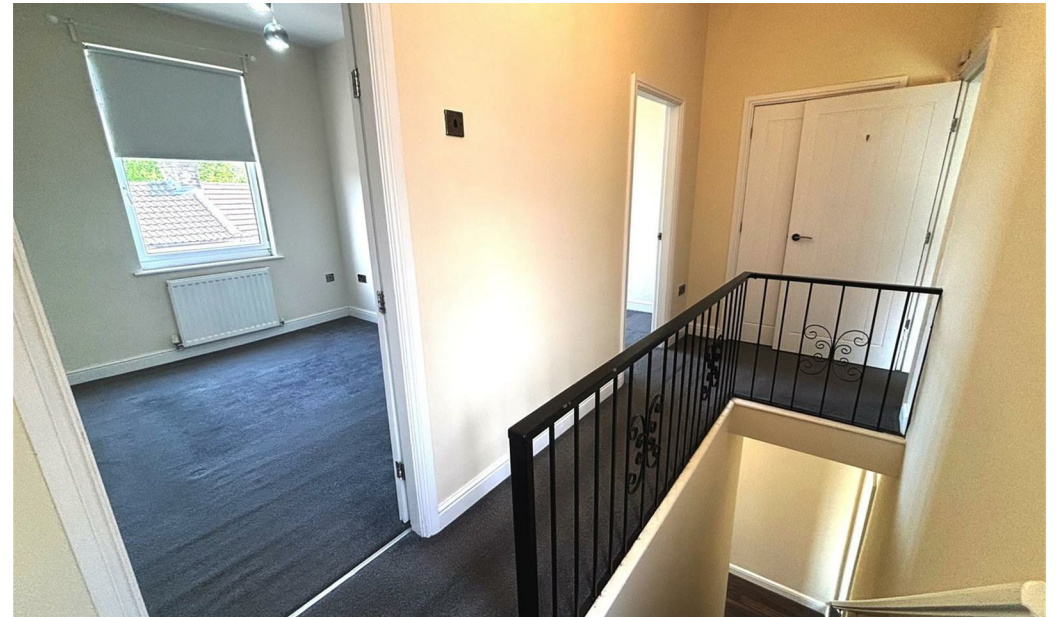


Arthur Street

Crook DL15 9DU

£525 Per Calendar Month





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Arthur Street

Crook DL15 9DU



- Two Bedroom Mid Terrace
- EPC Grade E
- First Floor Bathroom

- UPVC Double Glazed
- Gas Central Heating
- Rear Yard

- Town Centre Location
- Good Sized Lounge
- Neutral Décor

Available with immediate effect. A lovely two bedroom mid terrace property located within walking distance of the town centre. Neutrally decorated throughout in brief comprising of entrance hall, lounge, breakfast kitchen and to the first floor two bedrooms and family bathroom. Externally there is a rear yard.

Ground Floor

Entrance Hallway

Access via a UPVC entrance door into the hallway, stairs rise to the first floor and central heating radiator.

Lounge

10'11" x 16'3" max (3.350 x 4.969 max)

Located to the front elevation of the property having two UPVC windows, central heating radiator and access to a useful under stairs storage cupboard stair storage cupboard.

Kitchen

14'11" x 7'9" (4.555 x 2.372)

Two steps up from the hallway into a welcoming breakfast kitchen. Fitted with a range of cream base and wall mounted storage units, wood effect work surfaces over, integrated electric oven, hob and extraction fan with ample space for further free standing appliances as required. Breakfast bar seating area, one and half bowl sink unit with UPVC window above and a UPVC door leading to the yard at the rear.

First Floor

Landing

Stairs rise from the hallway and provide access to the first floor accommodation and the loft, UPVC window and a storage cupboard housing the gas central heating boiler.

Bedroom One

10'0" x 10'10" (3.072 x 3.310)

Having UPVC window and central heating radiator.

Bedroom Two

11'1" x 6'1" (3.388 x 1.87)

Having UPVC window and central heating radiator.

Bathroom/WC

Fitted with a three piece white suite comprising bath with shower over and glass screen, flaring wash hand basin, WC, wall mounted storage unit, obscured UPVC window, chrome heated towel rail and extraction fan.

Exterior

To the rear of the property is an enclosed yard with gated access to the lane behind.

Energy Performance Certificate

To view the full Energy Performance Certificate please use the following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/8268-7523-0030-3946-4902>

EPC Grade E

Holding Deposit/Tenant Information

All of our rental properties require a Holding Deposit equivalent to 1 week's rent. The Tenant is entitled for this Holding Deposit to be repaid within 15 calendar days of their application proceeding. However, in most cases we hope to repay this to the Tenant on the day you move in and this will be deducted from your first month's rent. This will need to be agreed with the Tenant during the application process.

You will lose your Holding Deposit if any of the following occurs:

1. You give us false or misleading information. For example, incorrect salary/income details or you fail to tell us about a CCJ.
2. You fail a Right to Rent check and are not eligible to reside in the UK.
3. You withdraw your application.
4. You drag your feet during the application process.

All of our rental properties will require a Security Deposit, payable on the day you move in, equivalent to 5 weeks' rent.

Bond/Deposit

The security deposit (bond) amount is equivalent to 5 weeks rent.

General Information

General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Available Highest available download speed 10000 Mbps

Highest available upload speed 10000 Mbps

Mobile Signal/coverage: Likely/Limited, depending on provider

Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Council Tax: Durham County Council, Band: Annual price: £1701 (Maximum 2025)

Energy Performance Certificate Grade E

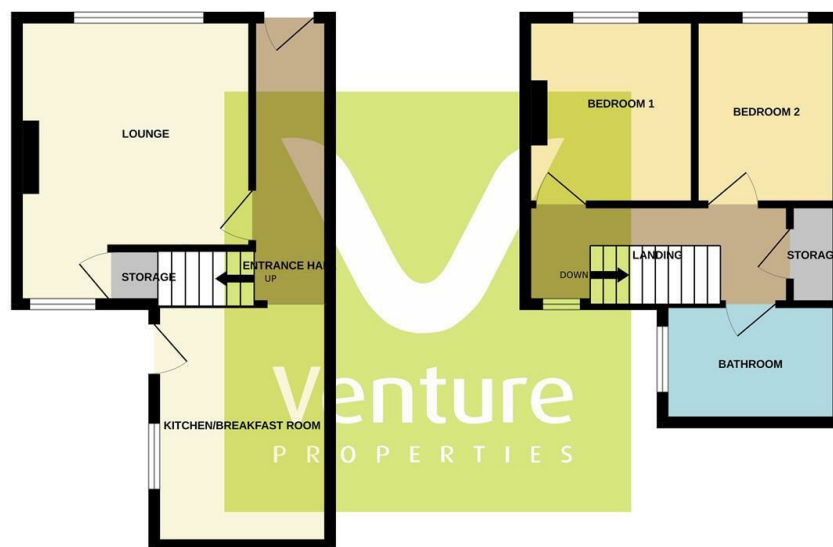
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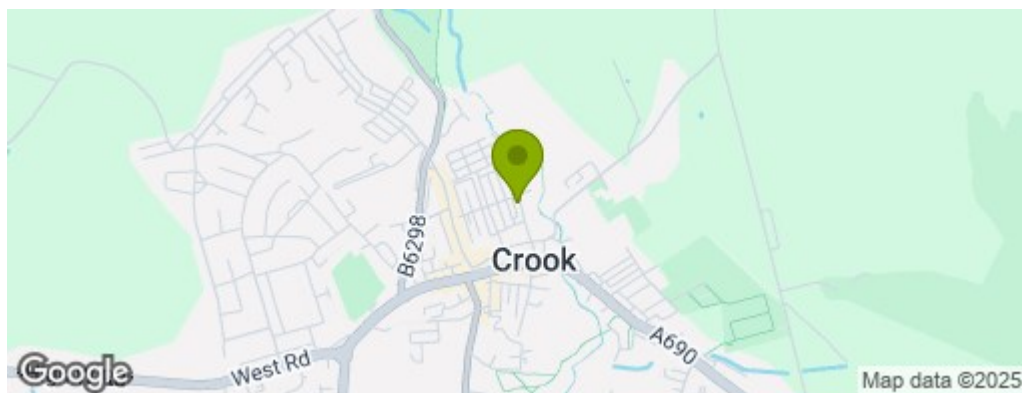
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GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property Information

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